

Flood map information may be obtained by visiting FEMA's Flood Map Service Center website: <https://msc.fema.gov/portal> or by viewing the FIRM map displayed in the Planning and Code Enforcement office.

## DARE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Wetlands, poorly drained soils and or subsurface soil conditions can impact permissible locations and size of septic system tanks and drain fields. The Dare County Health Department makes site evaluations and issues permits for wastewater systems. **Environmental Health Department Permits are required prior to submitting an application for a Building/Floodplain Development Permit.** Please call 475-5080 for further information or visit the Dare County Satellite Office at 2601 N. Croatan Hwy, Kill Devil Hills.

## ZONING

No building or other structure shall be erected, moved, added to, or structurally altered, without a permit issued by the building inspector and/or zoning administrator. No building or zoning permit shall be issued except in conformity with the provisions of the Town of Southern Shores Code of Ordinances. A zoning permit, if required, shall be issued by the zoning administrator prior to the issuance of a building permit.

All areas within the Town of Southern Shores are zoned. An official zoning map has been adopted and copies of the zoning map are available and specific questions about how a property is zoned may be answered by contacting the Planning and Code Enforcement Department office at 252-261-2394 ext 4.

The majority of the Town is zoned ***RS-1 Single Family Residential***, which is a zoning district that is established to provide for the low-density development of single-family detached dwellings in an environment which preserves sand dunes, coastal forests, wetlands, and other unique natural features of the coastal area.

### ZONING REQUIREMENTS FOR RS-1 DISTRICT:

Minimum lot size:	20,000 square feet
Minimum lot width:	100 feet (measured at the building setback line)
Minimum front yard:	25 feet
Minimum side yard:	Fifteen (15) feet; an additional five (5) foot side yard adjacent to the street is required for a corner lot.
Minimum rear yard:	25 feet
Maximum lot coverage:	Maximum allowable lot coverage 30%. In the case of an oceanfront lot, only that area landward of the first line of stable natural vegetation (as defined by CAMA) shall be used for calculating lot coverage.
Height limitation:	HEIGHT, TOP PLATE; 26 feet (a) below HEIGHT, MAXIMUM; 35 feet (b) below Height Certification may be required.
Minimum living space:	1,000 square feet of enclosed living space.
Parking Spaces	Up to 8 person septic capacity - requires minimum of 3 parking spaces 10 person septic capacity - requires minimum of 4 parking spaces 12 person septic capacity - requires minimum of 5 parking spaces 14 person septic capacity - requires minimum of 7 parking spaces 16 person septic capacity - requires minimum of 9 parking spaces 18 person septic capacity - requires minimum of 11 parking spaces 20 person septic capacity - requires minimum of 13 parking spaces  Parking spaces – minimum dimension 8x18 – Drive aisle minimum 8ft in width – Minimum 10x10 sufficient maneuvering space for a turnaround

- (a) MAXIMUM TOP PLATE - Measured from average of the natural grade elevations or finished grade elevation whichever is lower.
- (b) MAXIMUM HEIGHT - Measured from lowest adjacent natural grade elevation or finished grade elevation whichever is lower.